



SATOMI FUMITSUKI
Salesperson
SMART FROM HOME REALTY LIMITED



Office: (519) 880-8866
Cell: (519) 221-9371
Fax: (519) 886-0877

SOLD@InspireOneStop.com

[1145 Copper Leaf Crescent](#)
Kitchener, ON N2E 3W5

Single Family/Freehold/Sale

Price: \$375,000
Sold Price: \$367,000



MLS®#: 30503988 Status: **Sold Closed**
Region: Waterloo DOM: 49
Municipality: 3 - Kitchener West
Neighbourhood: 333 - Laurentian Hills/Country Hills W
Bldg Type/Style: Detached/2 Storey
Age/Yr Built: 6-15 Years/2002 Basement: Yes
Legal Desc: PART OF BLOCK 7, PLAN 58M-197, DESIGNATED AS PART 66 ON 58R-13109 ; KITCHENER
Sq.Ft/Source: 1,829/Public Records Tot Bdrms: 4 (4+0)
Sq Ft Range: 1501 to 2000 Bathrooms: 2.1
Acres/Range: < 0.5 Lot Front: 30.00 Feet
Taxes/Year: \$3,666/2015 Lot Depth: 103.00 Feet
Irregularities: Lot Shape: Irregular
Heat: Gas/Forced Air
Water: Municipal/Unknown Sewer: Sewer (Municipal)
Brokerage: RE/MAX TWIN CITY REALTY INC.
CrossSt/Dir: MAX BECKER

Property Details

Exterior:	Brick, Vinyl Siding	Heat Source:	Gas	Air Cond Type:	Central Air
Bsmt Size/Fn/Dev:	Full/Fully Finished	Heat Type:	Forced Air	Air Condition:	Yes
Foundation:	Poured Concrete	Sewers:	Sewer (Municipal)	Fireplaces:	
Roof:	Asphalt Shingle/	Water:	Municipal	Waterfront:	
Water Meter:		Wtr Sup Type:	Unknown	Pool:	None
Laundry Access:		UFFI:		Retire Comm:	
#/Type of Garage:	1.5/Attached		Total Parking Spaces: 3	VisitAble:	
#/Driveway/Type:	2.0/Private Double Wide/Asphalt		Assigned Spaces: 1.5	Addl Month Fees:	
Parking:	Asphalt			Energy Cert Level:	
Recreational Use:		Elevator YN:	No	Freehold w/Com Elem Fee:	

Remarks
OPEN HOUSE SUN JAN 17TH 2-4PM WON'T LAST LONG! Sought after 4 bedroom floor plan boasting over 2600 sqft of living space, 3 baths including full master ensuite, main floor laundry, finished rec/room, imported granite counter tops, 1 1/2 car garage with double wide drive-way. all appliances, water softener, central vac & more... Walking distance to Williamsburg shopping and community center including Good Life (gym) , Sobey's, Starbucks and more... Just move in and enjoy (immediate possession is also available upon request)

Property Features

Features/Amenities:

Tax and Financial Information

Roll#:	301204000776706	Assessment:	\$309,500/2015	Survey:	None
Pin#:		Taxes:	\$3,666/2015	Private Entrance:	
Legal Desc:	PART OF BLOCK 7, PLAN 58M-197, DESIGNATED AS PART 66 ON 58R-13109 ; KITCHENER			HST Applicable:	No
Location:	Urban	Fronting On:			

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Living Room	M	16' 8" X 11' 0"		Dining Room	M	12' 0" X 9' 0"	
Kitchen	M	11' 4" X 9' 0"		Dinette	M	9' 8" X	
Bathroom	M		2-Piece	Laundry Room	M		
Master Bedroom	2	17' 0" X 11' 1"		Bedroom	2	14' 5" X 10' 11"	
Bedroom	2	10' 0" X 9' 9"		Bedroom	2	10' 0" X 9' 9"	
Bathroom	2		4-Piece	Ensuite	2		4-Piece

Listing Information

Commence Date:	12/02/2015	Deposit:	5000	Buy Option:	CDOM:	49
Sign:	Yes	Lockbox:	Yes	Possession:	SPIS:	No/No
Income Potential:	No	Payment:	/	Furnished:	Private:	

Sold Information

Original List Price:	\$375,000	SP\$/SQFT:	\$200.66	LP\$/SQFT:	\$205.03	DOM:	49
Sold Price:	\$367,000	Close Date:	02/15/2016	SP/LP:	97.87%		

Prepared By: SATOMI FUMITSUKI, Salesperson
SMART FROM HOME REALTY LIMITED

Client Full One Page Report

Date Printed: 09/14/2017